

ORDINANCE NO. BL2018-1204

An ordinance to require the Metropolitan Department of Codes Administration to publish an on-going compilation of (i) the number and type of demolition permits issued for residential property during the preceding calendar quarter; and (ii) the number and type of residential building permits issued for residential property during the preceding calendar quarter; and (iii) the number and type of residential occupancy permits (Certificates of Occupancy) issued for residential property during the preceding calendar quarter by the Metropolitan Government of Nashville and Davidson County.

WHEREAS, the loss of affordable housing for low- and moderate-income families and residents is one of the most significant challenges facing Nashville today; and

WHEREAS, according to Nashville & Davidson County's Housing Report (2017), Nashville lost more than 20% of its affordable housing stock between 2000 and 2015; and,

WHEREAS, the projected overall housing needs in Nashville and Davidson County will significantly outstrip supply by 2025; and

WHEREAS, most currently-cited assessments and reports rely on data that is often several years old; and

WHEREAS, the city of Nashville has a strong social and financial interest in obtaining regular reports on the demolition of existing housing to assess net gains or losses in the overall housing supply citywide; to ensure that proposed changes to zoning do not inadvertently incentivize the demolition of existing market rate affordable units, especially family-friendly units; and to identify endangered structures that may be preserved through existing programs and resources; and

WHEREAS, regular reports on housing demolitions are an important tool to inform policies as the city works to ensure that Nashville remains affordable for teachers, bus drivers, musicians, service industry workers, daycare providers, and thousands of other hardworking Nashville residents who are vital to our community's continued success; and

WHEREAS, the Metropolitan Department of Codes Administration already collects timely data related to demolition permits, residential building permits, and residential occupancy permits, which can be compiled and made publicly available in a manner that will best inform city policies on affordable housing.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Metropolitan Code of Laws section 16.04.070 is hereby amended to rename the existing section as subsection (A) and to add the following additional subsection (B):

The director of codes administration shall maintain and publish online, on the official website for the Metropolitan Government of Nashville and Davidson County, an on-going compilation which identifies: (i) the number and type of demolition permits that were issued for residential property during the preceding calendar quarter ("housing"); and (ii) the number and type of residential building permits that were issued for residential property during the preceding calendar quarter ("housing units"); and, (iii) the number and type of residential occupancy permits (Certificates of Occupancy) that were issued for residential property during the preceding calendar quarter ("housing units") by the Metropolitan Government of Nashville and

Davidson County. For multi-family zoning districts, this data shall include the number of units demolished or constructed. Data shall be entered not later than 45 days after the issuance of each permit.

Section 2. This ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Burkley Allen

Colby Sledge

Bob Mendes
Members of Council